



## A memo from the

### **CITY of SAN ANTONIO**

# **Development Services Master Development**

TO: D. Scott Dye, P.E.

**DATE:** June 13, 2007

Address: 4047 Stahl Rd. Suite #3

San Antonio, TX 78217

FROM: Richard Carrizales, Case Manager

**COPIES TO:** File

SUBJECT: PUD# 07-018 Name: CIELO HOMES

The plat or plan referenced above was heard by the

☑ Planning Commission

□ Director of Development Services

on the date shown.

The following action was taken:

☑APPROVED with conditions

□ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

#### Approved with the following Conditions:

#### **CONDITIONS:**

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

Development Services Department - Fire Protection approves with the following condition:

• The entire 25-foot driveway section will be designated as Fire Lane with no parking.

#### Parks and Recreation Department approves with the following conditions:

- The park/open requirement for this development is 0.2 acres. This subdivision provides 0.06 acres of open space, which does not meet the 100' x 100' minimum standards as set forth in 35-503(c)(3), Table 503-2 of the Park Dedication Ordinance. However, the applicant is providing two picnic areas on site for a total of 0.25 acres of parkland dedication.
- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) Designation of Parkland.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*.
- All amenities provided shall comply with standards and specifications set forth in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded